

EXHIBIT A

		6/28/2023						
		200 West 26						
		BUY BUY BABY						
		Suite: ST01		21,112 rsf				
		Basement		13,600 rsf				
				34,712 rsf				
		Security:		\$0.00		~0.0 mos(All-in rent)		
		Guarantor:		Bed Bath & Beyond Inc., a New York corporation				
		LCD:		4/5/2002				
		File Bankruptcy:		4/23/2023				
		Lease Expiration - Per Lease:		08/31/2025				
		Current Monthly Rent		2023		Prsf		
		Base Rent		\$186,548.33		\$64.49		
		AC Condenser Water		3,950.07		\$1.37		
		RET		39,331.97		\$13.60		
		TOTAL		\$229,830.37		\$79.45		
		OPEN BALANCE- POST PETITION						
		As of 6/28/2023						
		<u>Date</u>	<u>Code</u>	<u>Suite</u>	<u>Description</u>	<u>Charges</u>	<u>Payments</u>	<u>Amount Due</u>
		04/23/2023	ACW	ST01	A/C Condenser Water Chg - 4/23-4/30/2023	\$1,038.92	\$1,038.92	Ck# 113998 \$0.00
		04/23/2023	RET	BSMT	Real Estate Tax Charge 4/23-4/30/2023	\$3,405.70	\$0.00	\$3,405.70
		04/23/2023	RET	ST01	Real Estate Tax Charge - 4/23-4/30/2023	\$6,939.15	\$6,939.15	Ck# 113998 \$0.00
		04/23/2023	RTL	ST01	Base Rent - Retail -4/23-4/30/2023	\$49,064.62	\$49,064.62	Ck# 113998 \$0.00
		05/01/2023	ACW	ST01	A/C Condenser Water Chg	\$3,950.07	\$3,950.07	Ck# 13640 \$0.00
		05/01/2023	RET	BSMT	Real Estate Tax Charge	\$12,948.76		\$12,948.76
		05/01/2023	RET	ST01	Real Estate Tax Charge	\$26,383.21	\$26,383.21	Ck# 13640 \$0.00
		05/01/2023	RTL	ST01	Base Rent - Retail	\$186,548.33	\$186,548.33	Ck# 13640 \$0.00
		06/01/2023	ACW	ST01	A/C Condenser Water Chg	\$3,950.07	\$3,950.07	ck 113978 \$0.00
		06/01/2023	RET	BSMT	Real Estate Tax Charge	\$12,948.76		\$12,948.76
		06/01/2023	RET	ST01	Real Estate Tax Charge	\$26,383.21	\$26,383.21	ck 113978 \$0.00
		06/01/2023	RTL	ST01	Base Rent - Retail	\$186,548.33	\$186,548.33	ck 113978 \$0.00
		06/26/2023	LGL	ST01	Legal Fees	\$11,039.50	\$0.00	\$11,039.50
		07/01/2023	WTR	ST01	4/23/2023 -5/30/2023 Water (Prorated)	\$33.67		\$33.67
							Balance	\$40,376.39
		BALANCE BREAKDOWN						
			RET		Real Estate Tax Charge	\$29,303.22		
			WTR		A/ Condenser Water	\$33.67		
					Total	\$29,336.89		
			LGL		Legal Fees	\$11,039.50		
						\$40,376.39		

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		Suite:	ST01	21,112 rsf				
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		Security:		\$0.00	~0.0 mos(All-in rent)			
		Guarantor:		Bed Bath & Beyond Inc., a New York corporation				
		LCD:		4/5/2002				
		File Bankruptcy:		4/23/2023				
		Lease Expiration - Per Lease:		08/31/2025				
		Current Monthly Rent		2023	Prsf			
			Base Rent	\$186,548.33	\$64.49			
			AC Condenser Water	3,950.07	\$1.37			
			RET	39,331.97	\$13.60			
			TOTAL	\$229,830.37	\$79.45			
		OPEN BALANCE - PRE-PETITION RENT						
		As of 6/28/2023						
		<u>Date</u>	<u>Code</u>	<u>Suite</u>	<u>Description</u>	<u>Charges</u>	<u>Payments</u>	<u>Amount Due</u>
		10/01/2017	LTC	ST01	Open AR - Late Charge	\$193.80	\$0.00	\$193.80
		10/01/2017	NON	ST01	Inspection Charge	\$2,667.44	\$0.00	\$2,667.44
		10/01/2017	PPD	ST01	Plumbing Repairs (4 invoices)	\$2,772.50	\$595.00	\$2,177.50
		04/07/2022	BLB	ST01	ECB Hearing Voi#012113701R	\$300.00	\$0.00	\$300.00
		04/07/2022	BLB	ST01	ECB Violation 012113701R	\$1,875.00	\$0.00	\$1,875.00
		07/13/2022	BLB	ST01	Criminal Summons 441802767-8	\$1,500.00	\$0.00	\$1,500.00
		08/17/2022	BLB	ST01	Disp/Suomm#4418027678	\$450.00	\$0.00	\$450.00
		08/17/2022	BLB	ST01	Crim. Summ#441802767	\$1,000.00	\$0.00	\$1,000.00
		01/01/2023	RET	BSMT	Real Estate Tax Charge	\$12,948.76	\$0.00	\$12,948.76
		02/01/2023	RET	BSMT	Real Estate Tax Charge	\$12,948.76	\$0.00	\$12,948.76
		03/01/2023	BLB	BSMT	Building Signs	\$595.00	\$0.00	\$595.00
		03/01/2023	RET	BSMT	Real Estate Tax Charge	\$12,948.76	\$0.00	\$12,948.76
		04/01/2023	ACW	ST01	A/C Condenser Water Chg -4/22/2023	\$3,950.07	\$1,038.92	\$2,911.15
		04/01/2023	RET	BSMT	Real Estate Tax Charge - 4/22/2023	\$9,543.06	\$0.00	\$9,543.06
		04/01/2023	RET	ST01	Real Estate Tax Charge - 4/22/2023	\$26,383.21	\$6,939.15	\$19,444.06
		04/01/2023	RTL	ST01	Base Rent - Retail - 4/22/2023	\$186,548.33	\$49,064.62	\$137,483.71
		04/01/2023	WTR	ST01	12/5/22-2/10/23 Water	\$97.69	\$0.00	\$97.69
		06/20/2023	PYT	ST01	2022 RETX True up	(\$58,766.68)	\$0.00	(\$58,766.68)
		06/20/2023	PYT	BSMT	2022 RETX True up	\$124,688.97	\$0.00	\$124,688.97
		07/01/2023	WTR	ST01	2/10/23-4/23/2023 Water (Prorated)	\$65.51	\$0.00	\$65.51
							Balance	\$285,072.49
		BALANCE BREAKDOWN						
			RTL		Base Rent	\$137,483.71		
			RET		Real Estate Tax Charge	\$67,833.40		
			ACW		A/ Condenser Wtar	\$2,911.15		
			WTR		Water	\$163.20		
			LTC		Late Charge	\$193.80		
			BLB		Billbacks	\$5,720.00		
			NON		Inspection Charges -2017	\$2,667.44		
			PPD		Plumbing Repars - 2017	\$2,177.50		
			PYT		2022 True up	\$65,922.29		
					Pre-Petition Rent	\$285,072.49		

200-220 West 26 LLC

COMPUTATION OF 2022 PRIOR YEAR REAL ESTATE TAX

Property Address: 200-220 West 26 LLC
Tenant Name: Buy Buy Baby, Inc.
Space Number: ST01

Total Recoverable Expense for 2022	3,670,622.12
Less Base Year Amount 2015	824,099.74
Total Recoverable Prior Year Real Estate Tax Expense	2,846,522.38
Tenant Share	9.26%
Total Due for Full Year	263,687.60
Occupancy Percentage for Year	100.00%
Total Amount Due	263,687.60
Prior Estimates Billed	322,454.28
Total Credit	-58,766.68

By sending this statement for information purposes only and not seeking payment at this time, the landlord is not waiving its right to contend that this obligation is an administrative claim in the tenant's bankruptcy case, and the right to do so is expressly reserved.

200-220 West 26 LLC

COMPUTATION OF 2022 PRIOR YEAR REAL ESTATE TAX

Property Address: 200-220 West 26 LLC
Tenant Name: Buy Buy Baby, Inc.
Space Number: BSMT

Total Recoverable Expense for 2022	1,994,183.04
Less Base Year Amount 2015	<u>435,570.88</u>
Total Recoverable Prior Year Real Estate Tax Expense	1,558,612.16
Tenant Share	8.00%
Total Due for Full Year	124,688.97
Occupancy Percentage for Year	<u>100.00%</u>
Total Amount Due	124,688.97
Total Reconciliation	124,688.97

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